

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-34540 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-33765, VAR-34538 AND VAR-34539 - PUBLIC HEARING - APPLICANT/OWNER: BASHIR AFZALI - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 7,180 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFERS OF FIVE FEET WHERE EIGHT FEET IS REQUIRED ALONG THE NORTH AND SOUTH PERIMETERS AND SEVEN FEET WHERE EIGHT FEET IS REQUIRED ALONG THE EAST PERIMETER on 0.58 acres on the east side of Martin L. King Boulevard, approximately 500 feet north of Washington Avenue (APN 139-28-604-004), Ward 5 (Barlow) NOTE: BEFORE AMENDMENT THIS APPLICATION WAS IDENTIFIED AS SDR-33767. The Planning Commission (6-0 vote) and staff recommend DENIAL (NOTE: VAR-34538 was withdrawn without prejudice at the June 25, 2009 Planning Commission meeting.)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

1

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter
6. Support Postcard
7. Backup referenced from the July 9, 2009 Planning Commission Meeting Item 18

Motion made by RICKI Y. BARLOW to Approve subject to conditions amending Condition 14 and adding the following conditions as read for the record:

14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties. The parking lot shall be lit during all nighttime hours.

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A. Earth tones shall be used per the elevations submitted 8/5/2009.

B. The east-facing second-story wall will have no transparent windows.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN,
GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None);
(Excused-STAVROS S. ANTHONY)

Minutes:

See Item 124 for related backup and discussion and Item 125 for additional backup.

